

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

12 LOXWOOD AVENUE KEYSBOROUGH VIC 3173

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$790,000

&

\$869,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$906,000

Property type

House

Suburb

Keysborough

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

1 GLENTHORNE DRIVE KEYSBOROUGH VIC 3173	\$860,000	09-Sep-23
413 CORRIGAN ROAD KEYSBOROUGH VIC 3173	\$861,000	27-Jun-23
69 LIVERPOOL DRIVE KEYSBOROUGH VIC 3173	\$868,000	27-May-23

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 10 November 2023

**1 GLENTHORNE DRIVE  
KEYSBOROUGH VIC 3173**

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Sold Price <sup>RS</sup> **\$860,000** Sold Date **09-Sep-23**Distance **1.92km****413 CORRIGAN ROAD  
KEYSBOROUGH VIC 3173**

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Sold Price **\$861,000** Sold Date **27-Jun-23**Distance **0.67km****69 LIVERPOOL DRIVE  
KEYSBOROUGH VIC 3173**

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Sold Price **\$868,000** Sold Date **27-May-23**Distance **0.28km****RS** = Recent sale**UN** = Undisclosed Sale

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